

FOR SALE

6,500 +/- Sq.Ft. - Office Condo/ 2 Suites - AP# 036-400-018

365 Tesconi Circle, Santa Rosa, CA 95401

For Investor or Owner/ User purchase



Location: 365 Tesconi Circle, Santa Rosa, California 95401

Size: 6,500 +/-Sq.Ft. - Per Sonoma County tax Assessor

Price: \$1,675,000. (\$257.69 PSF) - All cash to Seller at closing

The Building: Building with Two (2) Suites (Suites #A & #B), each suite is 3,250 +/- Sq.Ft. in size with separate utility meters & built out with permits. Concrete tilt-up construction/ Storefront entrance/ rear roll-up door & private man door. Fire sprinkler system throughout. There is monument and Fascia signage onto Tesconi Circle.

The Area: Rare opportunity to own an investment or have your business occupy One - of (22) condo's called the "Park Center" within Santa Rosa Business Park – a Premier Business Park in Sonoma County of approx. 1,000,000 sq.ft. of concrete tilt-up constructed buildings within a campus like environment with wide-tree-lined-streets, in Northwest Santa Rosa, just blocks from HWY 101 and HWY 12 interchanges + just minutes to central downtown. Many services are within walking distance – along with bus lines and a Smart Train Station. This location is unmatched within Sonoma County.

Parking: 3 per 1,000 / 375+/- parking spaces on-site.

Zoning: BP-SA (a newer zoning classification) – applied to areas for planned, visually attractive centers for business that do not generate nuisances. This zone accommodates campus-like environments for corporate headquarters, R&D facilities, offices, light manufacturing and assembly, industrial processing, general service, incubator-research facility, packaging, testing, repairing, printing and publishing, Warehouse & distribution

For information or showing, contact:

Peter Schlereth, Owner/ Broker - CA DRE License# 00882531

DBA: PCS-7 Commercial Real Estate 707.539.9300

E-mail: peter@pcs7.net

Important Note: The information provided to create this marketing info has been secured from sources believed to be reliable, PCS-7 Commercial Real Estate makes no representations or warranties, expressed, or implied, as to the accuracy of the information. An interested party should verify the status of the property and the information herein and bears all risk for any inaccuracies.

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Income & Expense Breakdown:

Loan Data:											
Purchase Price:	\$	1,675,000.00									
Down Payment:	\$	1,675,000.00									
Loan Amount:		0									
Interest Rate:		6.00%									
Amortization:		25									
Dept Service:		0									
Current Leases							Proforma Leases				
Suite #	Lessee	Approx. SF	Lease Type	Rent/ SF	Monthly Rent	Lease terms	Lessee	Lease Type	Rent/ SF	Monthly Rent	
#A	Sonoma County Fire	3250	Gross	1.04	\$ 3,381.30	2/29/2020	New Lessee	NET	\$ 1.30	\$ 4,225.00	
#B	360 DTii	3250	NET	\$ 1.16	\$ 3,785.00	7/31/2022	360 DTii	NET	\$ 1.16	\$ 3,785.00	
TOTAL		6500			\$7,166.30					\$ 8,010.00	
Annual Scheduled Income						Annual Proforma Income					
Monthly X 12 =						Monthly x 12 =					
						\$ 85,995.00					
						\$ 96,120.00					

Annual Operating Data:				Annual Expenses			
	<u>Current Rent</u>	<u>Projected Rent</u>		<u>Current</u>		<u>Projected</u>	
Scheduled Gross Income	\$ 85,996.00	\$ 96,120.00		Taxes	\$ 9,579.00 (0.0125) =	\$ 20,937.00	
Plus Reimbursement	\$ 10,229.00	\$ 39,723.00		Insurance	\$ 800.00 Actual -	\$ 1,557.00	
Less Vacancy	\$ - 3%	\$ 2,883.00		Maintenance	Est. \$ 1,500.00 -3%	\$ 2,883.00	
Annual Adjusted Income	\$ 96,225.00	\$ 132,960.00		Utilities	\$ -	\$ -	
Less Expenses	\$ 10,229.00	\$ 39,723.00		Common Area	\$ 8,580.00 - Assoc. Dues -	\$ 8,580.00	
Annual NOI	\$ 85,996.00	\$ 93,237.00		Reserves	\$ - -3%	\$ 2,883.00	
Less Annual Dept Service	\$ -	\$ -		Management	\$ - -3%	\$ 2,883.00	
Cash Flow	\$ 85,996.00	\$ 93,237.00		Parking	\$ -	\$ -	
Cash Flow %	5.13%	5.56%		Total Expenses	\$ 20,459.00	\$ 39,723.00	
				Annual Reimbursement	\$ 10,229.00	\$ 39,723.00	

Broker Remarks: The above information and projection is based on data provided by the Seller and certain assumptions and projections about the future. Upside – 360 DTii with its NET lease, sets the stage for this investment. Ideal for an investor looking for an easy property to manage. The GROSS lease with "Sonoma County Fire" is well below market. Their lease expires 2/29/2020 allowing time to secure a new tenant + gain a new NET Lease for the space.

Additionally this could be an excellent Owner/ User opportunity, to own a professional office building in an attractive well maintained area and have 50% of it rented out + tenant paying 50% share of building & operating expenses.

This property is offered For Sale by:

Peter Schlereth Owner/ Broker - DRE# 00882531

DBA: PCS-7 Commercial Real Estate, phone# **707.539.9300** email: **peter@pcs7.net**

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